



STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE — 79,716 SQ.FT.
PROPOSED IMPERVIOUS SURFACE — 108,465 SQ.FT.
TOTAL AREA OF SITE — 141,154 SQ.FT.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

MSD NOTES:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.
RUNOFF VOLUME COMPENSATION REQUIRED AT 1.5:1.

DETENTION WILL BE PROVIDED IN THE BASIN ON THE LOT TO THE NORTH. THE INCREASE IN IMPERVIOUS SURFACE WILL RESULT IN ADDITIONAL RUNOFF VOLUME OF 5,005 C.F. THE BASIN WILL PROVIDE IN EXCESS OF 7,500 C.F. OF VOLUME FOR THESE SITE IMPROVEMENTS.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA — 141,154 SQ.FT.
VEHICULAR USE AREA — 64,171 SQ.FT.
REQUIRED INTERIOR LANDSCAPING — 4,813 SQ.FT. (7.6%)
PROVIDED INTERIOR LANDSCAPING — 7,235 SQ.FT. (11.3%)

PARKING SUMMARY:

MINIMUM REQUIRED — 1 SPACE/4 CLASSROOM SEATS x 400 SEATS = 100 SPACES
1 SPACE/3 EMPLOYEES x 15 EMPLOYEES = 5 SPACES
MAXIMUM ALLOWED — 1 SPACE/2 CLASSROOM SEATS x 400 SEATS = 200 SPACES
1 SPACE/1 EMPLOYEE x XX EMPLOYEES = 15 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED — 105 SPACES
TOTAL MAXIMUM PARKING SPACES ALLOWED — 215 SPACES
COLLAGE
PARKING SPACES PROVIDED — 165 SPACES INCLUDING 6 HC

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BEHIND THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

TREE CANOPY CALCULATION:

GROSS SITE SIZE — 141,154 SQ.FT.
TREE CANOPY REQUIRED (20%) — 28,231 SQ.FT.
NEW TREE CANOPY
40' - TYPE A x 720 S.F. — 28,800 SQ.FT.
TOTAL TREE CANOPY PROVIDED — 28,800 SQ.FT. (20%)

CROSSOVER NOTE:

A GENERAL CROSSOVER AGREEMENT MUST BE RECORDED PRIOR TO FULL CONSTRUCTION APPROVAL BY PUBLIC WORKS.

SIDEWALK NOTE:

ALL EXISTING AND PROPOSED SIDEWALKS SHOWN ON THE PLAN ARE 5' IN WIDTH UNLESS OTHERWISE NOTED.

PUBLIC WORKS NOTE:

CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

KTC NOTE:

ENCROACHMENT PERMIT IS REQUIRED FROM KTC PRIOR TO CONSTRUCTION.

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, 800 PHONE 1-800-752-8007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

SITE DATA:

FERN VALLEY TENNIS CLUB, INC.
3621 FERN VALLEY RD.
LOUISVILLE, KY 40219
PROPERTY: 3621 FERN VALLEY RD.
D.B. 4789, PG. 136
TAX BLOCK 632, LOT 475
GROSS ACREAGE: 3.24 AC.
NET ACREAGE: 3.24 AC.
ZONED R-1
PROPOSED ZONING: C-1
NEIGHBORHOOD FORM DISTRICT
HEIGHT: 28' 7"
EX. BUILDING AREA: 60,578 SQ.FT.
PROPOSED BUILDING AREA: 28,300 SQ.FT.
EXISTING USE: TENNIS CENTER
PROPOSED USE: COLLEGE
FAR = 0.25
COUNCIL DISTRICT: 2
FIRE DISTRICT: OKOLONA

REQUESTED VARIANCES:

TO ALLOW A 30.5' ENCROACHMENT INTO A REQUIRED 50' REAR YARD ALONG THE NORTH PROPERTY LINE. 5.3.1.C5 (TABLE 5.3.2)

APPROVED WAIVERS:

5.9.2.B.7 - TO NOT PROVIDE A PEDESTRIAN WALKWAY THROUGH THE PARKING LOT.
5.8.1.D - TO ALLOW THE EXISTING SLOPING ROOF WITH A VERTICAL RISE THAT EXCEEDS THE AVERAGE HEIGHT OF SUPPORTING WALLS.
10.2.4.B - TO ALLOW REQUIRED LBA'S TO OVERLAP UTILITY EASEMENTS BY MORE THAN 50%.
10.2.0 - TO REDUCE PORTIONS OF THE REQUIRED 15' VUA LBA LONG THE ACCESS EASEMENT TO A MINIMUM OF 4.65'
10.2.8 - TO WAIVE THE REQUIRED STREET TREES ALONG FERN VALLEY ROAD.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC IMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SOIL FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

LEGEND

EX. SANITARY/STORM SEWER
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING DRAINAGE FLOW
EXISTING FENCELINE
EXISTING OVERHEAD ELECTRIC
EXISTING SANITARY/STORM MANHOLE
EXISTING TREE
EXISTING LIGHT STANDARD
EXISTING UTILITY POLE
EXISTING FIRE HYDRANT
EXISTING TRAFFIC SIGN
EXISTING PIPE POST/BOLLARD
PROPOSED DRAINAGE FLOW
PROPOSED CAR POOL SPACE
PROPOSED WHEEL STOPS

FRANCISCAN SISTERS OF CHICAGO SERVICES, CORP.
D.B. 9150, PG. 177
T.B. 632, LOT 525
C-2 & OR-3
NEIGHBORHOOD FORM DISTRICT

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

BY: *[Signature]*
DATE: 8/1/09
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
JUL 31 2009
DESIGN SERVICES

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 121003
APPROVAL DATE 8/1/09
EXPIRATION DATE 8/1/10
SIGNATURE OF PLANNING COMMISSION

GRAPHIC SCALE: 1" = 30'

W.M. #10077

NO.	DATE	DESCRIPTION
1	5-26-09	CHANGES PER AGENCY COMMENTS
2	6-11-09	CHANGES PER AGENCY COMMENTS
3	7-29-09	ADDED VARIANCE REQUEST

DUNAWAY ENGINEERING, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY 40220
PH: 671-0060 FAX: 671-0311
EMAIL: dunaway@kunawayengineering.com

CAT. 3 & DETAILED DEVELOPMENT PLAN
BROWN MACKIE COLLEGE
FOR
ALL STAR SIGNATURE PROPERTIES, LLC
7393 PETE ANDRES ROAD
FLOYDS KNOB, IN 47119

DRWN BY: MJS/SLR
CHKD BY: KPD/SLR
DATE: APR. 27, 2009
DRAWING: DDP
SCALE: 1" = 30'
SHEET 1 OF 1